

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 10, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, October 10, 2024 at 5:45 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Kim Veris, Terry Toth and Michael Kalinich Jr; Administration: Law Director, Neal Jamison; Building Commissioner, Ted Hurst; Assistant Engineer, Lori Daley; and Fire Department Representative, Captain Green

The following was discussed:

CLARK RELIANCE: Mrs. Daley stated this request is for Clark Reliance and they are requesting an additional 32 parking spaces. Also, there was a driveway that connected to the property in which they leased spaces from and the ownership changed and they are no longer able to use the parking. They will remove the driveway that leads through, which is the reason they need the additional parking. From the City Planner, everything is good and complies with the Code. From the Engineering Department, it is in approvable form. Mr. Hurst stated the project complies with the Zoning Code and the Building Department has no issues. Captain Green stated the Fire Department has no report. Mr. Jamison stated everything is in good order.

CORENO CONTRACTOR UNITS Mrs. Daley stated this is in our industrial parkway at the corner of Foltz and Stelfast Parkway. These are warehouse industrial buildings with (2) 10,000 SF buildings, which will be split up into different spaces for office, and warehouse industrial storage of materials and possibly vehicles. Contractors will rent these spaces out and access is on Stelfast and Foltz Industrial Parkway. From the City Planner, there are no issues with the zoning. From the Engineering Department, we have given the applicants engineer comments on the plan and I am waiting on those to come back. They have addressed all of our comments and will comply, if approved it should be subject to our review of the plans. Mr. Hurst stated, From the Building Department I concur with Lori regarding the site plan and project approval. They will need to follow-up with construction drawings and applications for permits, we have no objections. Captain Green stated the Fire Department had a few questions that were answered by the applicant, regarding what would be stored there and specifically regarding the storage of commercial vehicles. They stated that they do not anticipate vehicle storage being a significant portion of the use and there is no dedicated space for vehicle storage. We expect the space to be utilized for office space and surplus building materials and the building will not have a sprinkler or fire alarms system. Lori is working with them to add a fire hydrant and they will add a Knox Box for emergency access. Mr. Jamison stated everything is in good order.

GREENS OF STRONGSVILLE: Mrs. Daley stated they would like to amend their current Master Sign Plan, to permit corporate colors and branding on signs within the shopping center and it is currently limited. The Architectural Review Board (ARB) has reviewed this request and are recommending approval. The City Planner has no issue with the revision to the Master Sign Program. The Engineering Department, has no report. Mr. Hurst stated the Building Department, has no report. Captain Green stated the Fire Department, has no report. Mr. Jamison stated everything is in good order.

SMARTIK ACADEMY: Mrs. Daley stated this is for the existing daycare center on Pearl Road. They will utilize some additional buildings on their property and in order to do that they need to expand their parking and there is no building expansion, just parking. They are in compliance with all of the zoning codes and received a favorable recommendation from the Architectural Review Board. They will install fencing and landscaping in compliance with the City's Pearl Road Corridor streetscaping standards. From the Engineering Department, their plans are in approvable form and they have submitted revised plans to me on Tuesday. This should be made subject to the review of the revised plans. Mr. Hurst stated this is an improvement to the property and we have spoken with them regarding the lighting being close to the residents. They are planning on using shields but in the event that there is a problem with the lighting, they will accommodate whatever the City needs to ensure the lights are not blinding residents or the people on the roadway. Captain Green stated the new addition to the parking will make it easier for us to access both buildings and the egress. Mr. Jamison stated everything is in good order.

The meeting was called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present:

Mr. McDonald
Mr. Polo
Mr. Veris
Mr. Toth
Mr. Kalinich, Jr.

Also Present:

Mr. Jamison, Law Director
Mr. Hurst, Bldg. Commissioner
Mrs. Daley, Asst. Engineer
Captain Green, Fire Dept.
Mrs. Anderson, Recording Sec.

MOTION TO ADOPT REVISED AGENDA:

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I make a motion to adopt the revised agenda.

Mr. Veris – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

MOTION TO EXCUSE:

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to excuse Mayor Perciak and Ms. Kosek for just cause.

Mr. Veris – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes for the meeting on September 26, 2024. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) CLARK RELIANCE, Ray Fogg Building Methods, LLC, Agent

Site plan approval for a parking lot expansion for Clark Reliance, property located at 16633 Foltz Industrial Parkway, PPN. 394-03-002, zoned General Industrial - GI

Mr. McDonald – Item number one on the agenda is for Clark Reliance. Will a representative step forward to the podium with your name and address for the record.

Jake Szaraz, 981 Keynote Circle #15, Cleveland, Ohio 44131

Mr. McDonald - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley– From the City Planner, the proposed new parking spaces will comply with the front and side yard parking setbacks. The Architectural Review Board has unanimously recommended approval of the site plan and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, there are no objections and we recommend approval.

Mr. McDonald – Thank you, Captain Green.

Captain Green - The Fire Department, has no report.

Mr. McDonald – Thank you, Mr. Jamison.

Mr. Jamison – From the Law Department, everything is in good order and we recommend approval.

Mr. McDonald -Thank you. Are there any questions from the Members?

Mr. Polo – I move to give favorable consideration for site plan approval for a parking lot expansion for Clark Reliance, property located at 16633 Foltz Industrial Parkway, PPN. 394-03-002, zoned General Industrial - GI

Mr. Veris– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

2) CORENO CONTRACTOR UNITS, Greg Coreno, Agent

Site plan approval for two (2) 10,000 SF new contractor storage buildings, property located on Foltz Industrial Parkway, PPN. 394-10-005, zoned General Industrial - GI

** ARB Favorable Recommendation 9-24-24*

Mr. McDonald – Item number two on the agenda is for Coreno Contractor Units Will a representative step forward to the podium with your name and address for the record.

Greg Coreno, 19946 Winding Trail, Strongsville, Ohio 44149

Stephanie Whitman, 2850 #B West Market Street, Fairlawn, Ohio 44333

Mr. McDonald - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley– From the City Planner, the proposed site plan conforms to the building and parking setback requirement for the GI - General Industrial Zoning District. There are no zoning code issues associated with the proposed plan and approval is recommended. From the Engineering Department, the plans are in approvable form, subject to the review of the revised plans to be submitted by the applicant. The applicant's engineer did respond to our comment letter and is in the process of making those revisions.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, everything is in order for site plan approval. We are waiting on construction drawings to be submitted with the permit application and we recommend approval.

Mr. McDonald – Thank you, Captain Green.

Captain Green - From the Fire Department, we spoke with the applicant regarding what will be housed in the facility being built, specifically regarding the housing of commercial motor vehicles. They stated that they do not anticipate vehicle storage being a significant portion of the use and there is no dedicated space for vehicle storage. They expect the space to be utilized for office space and surplus building materials. There will be no fire and sprinkler alarms systems and they are working with engineering for the placement of a private hydrant, which is required by City Ordinance. They will add a Knox Box for emergency access and that concludes my report.

Mr. McDonald – Thank you, Mr. Jamison.

Mr. Jamison – From the Law Department, everything is in good order and we recommend approval.

Mr. McDonald -Thank you. Are there any questions from the Members?

Mr. Polo – I move to give favorable consideration for site plan approval for two (2) 10,000 SF new contractor storage buildings, property located on Foltz Industrial Parkway, PPN. 394-10-005, zoned General Industrial – GI, subject to the Engineer and Building Department reports and the review and approval of revised plans

Mr. Veris– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

3) GREENS OF STRONGSVILLE, Marc A. Glick, Agent

Amendment of the Master Sign Program for the Greens of Strongsville, Pursuant to Codified Ordinance Section 1272.12 (b)(6), eliminating the limitation on colors, as described in Section 5 of the Master Sign Criteria, property located at 18046-18400 Royalton Road, PPN. 396-11-001 and 396-11-003, zoned General Business – GB

** ARB Favorable Recommendation 9-24-24*

Mr. McDonald – Item number three on the agenda is for the Greens of Strongsville. Will a representative step forward to the podium with your name and address for the record.

Marc Glick , 3311 Richmond Road, Suite 200, Beachwood, Ohio 44122

Mr. McDonald - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, this modification to the Greens of Strongsville's Master Sign Program has been reviewed by the Architectural Review Board, which has unanimously recommended this for approval. From the Engineering Department, no report.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we concur with the City Planner and recommend approval.

Mr. McDonald – Thank you, Captain Green .

Captain Green - From the Fire Department, no report.

Mr. McDonald – Thank you, Mr. Jamison.

Mr. Jamison – From the Law Department, everything is in good order and we recommend approval.

Mr. McDonald -Thank you. Are there any questions from the Members?

Mr. Polo – I move to give favorable consideration for the amendment of the Master Sign Program for the Greens of Strongsville, Pursuant to Codified Ordinance Section 1272.12 (b)(6), eliminating the limitation on colors, as described in Section 5 of the Master Sign Criteria, property located at 18046-18400 Royalton Road, PPN. 396-11-001 and 396-11-003, zoned General Business – GB

Mr. Veris– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

4) SMARTIK ACADEMY, Jim Ptacek, Agent

Site plan approval for parking lot improvements for Smartik Academy, property located at 16939 Pearl Road, PPN. 397-09-036, zoned General Business – GB and Residential - R1-75 * *ARB Favorable Recommendation 9-24-24*

Mr. McDonald – The last item we have on the agenda is for Smartik Academy. Please come to the podium and give us your names and addresses for the record.

Roman Dutka, Smartik Academy, 16939 Pearl Road, Strongsville, Ohio

Jim ‘JP’ Ptacek, Larson Architects, 12815 Detroit Road, Lakewood, Ohio

Mr. McDonald - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, the parking lot improvements comply with the setback requirements for the GB – General Business Zoning District. The Architectural Review Board has unanimously recommended approval of the lighting and landscaping improvements and approval is recommended. From the Engineering Department, the plans are in approvable form, subject to review of the revisions submitted on October 8, 2024.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we recommended approval. As I spoke earlier, we have had discussions with them that they will be install shrouds to block the new parking lot lights from the residential area. In the event that there are still issues, we will work with Smartik and they will resolve those issues.

Mr. McDonald – Thank you, Captain Green .

Captain Green - From the Fire Department, the improvements being made will allow greater access for fire vehicles to both enter and egress the parking lot area and we approve of this request.

Mr. McDonald – Thank you, Mr. Jamison.

Mr. Jamison – From the Law Department, everything is in good order and we recommend approval.

Mr. McDonald -Thank you. Are there any questions from the Members?

Mr. Polo – I move to give favorable consideration

Mr. Veris– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald - Thank you. Are there any questions from the Members?

Mr. Polo – I move to give favorable consideration for site plan approval for parking lot improvements for Smartik Academy, property located at 16939 Pearl Road, PPN. 397-09-036, zoned General Business – GB and Residential - R1-75, subject to the review of the revised plans by the Engineering Department

Mr. Veris– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Seeing no other business to come before this Commission, we are adjourned.

Gregory McDonald /s/

Gregory McDonald, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

10/24/24
Approved